FILE 47

BOOK 7825 PAGE 597

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,500.00

William D. Castleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April 19 89

Notary Public

MY COMMISSION EXPIRES: 5-30-89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas R. Benjamin (NAME)	National Mortgage Company (NAME)	11D 57230
427 Dupont Avenue (ADDRESS)	4041 Knight Arnold Road (ADDRESS)	43-9-194
Madison, TN 37115 (CITY) (STATE) (ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Timothy C. Young and wife, C. Jeanette Young

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas R. Benjamin and wife, Jennifer Hull Benjamin

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly 1/2 of Lot No. 8 of Block H on the Map of Woodlawn Estates, as shown of record in Book 843, page 82, said Register's Office.

Said part of lot fronts 50 feet on the northerly side of Dupont Avenue and runs back between parallel lines, 165.5 feet to a dead line.

Being the same property conveyed to Timothy C. Young and wife, Teresa Faye Young, by deed from Terrance S. Robinson and wife, Ramona K. Robinson, of record in Book 6189, page 530, Register's Office for Davidson County, Tennessee. ALSO BEING the same property conveyed to Timothy Christopher Young by Quitclaim Deed from Teresa Faye Oglesby Young of record in Book 7825, page 595, Register's Office for said County.

*The said Teresa Faye Young and Teresa Faye Oglesby Young being one in the same person. The said Timothy C. Young and Timothy Christopher Young also being one in the same person.

**C. JEANETTE YOUNG, wife of Timothy C. Young, joins in this Deed for the purpose of conveying any and all interest she may have in said property, marital or otherwise.

unimproved ( )
This is improved (X) property known as 427 Dupont Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 24th day of April 19 89

Timothy C. Young

C. Jeanette Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7825 PAGE 598

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy C. Young and wife, ~~Teresa Faye Young~~ C. JEANETTE YOUNG

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 24th day of April, 19 89.

Commission expires 5-20-92

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

27895

APR 26 1 36 PM '89

Page 2 of 2

WARRANTY DEED

FROM

Timothy C. Young and wife, C. Jeanette Young

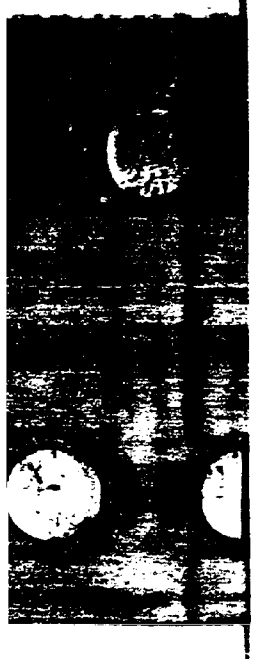
TO

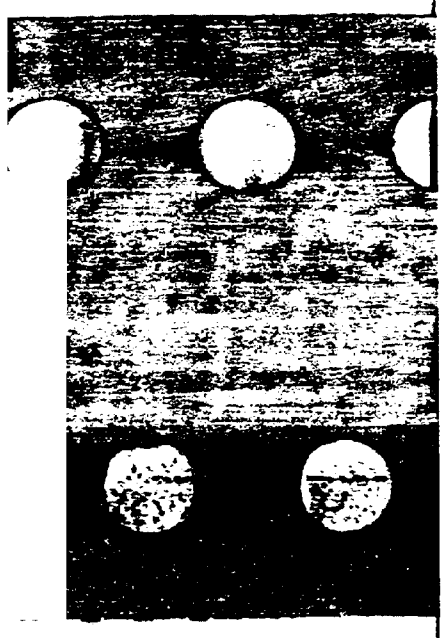
Douglas R. Benjamin and wife, Jennifer Hull Benjamin

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

9321 04/26 0101 03CHECK 159.95





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7825 PAGE 599

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 46500.00
CON TX 153.45
PRFEE 0.50
WDEED 6.00
TOTAL 159.95
CHECK 159.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/26/89 01 13:36 0001 9321

27895

IDENTIFICATION

APR 26 1 36 PM '89

FELIX Z. WILSON, II
REGISTER

No. 203662